



# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

**SDR-17727**

Case Number: \_\_\_\_\_ APN: 125-24-404-007

Name of Property Owner: Barbara L. Farmanali

Name of Applicant: Taney Engineering

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN 125-24-404-007

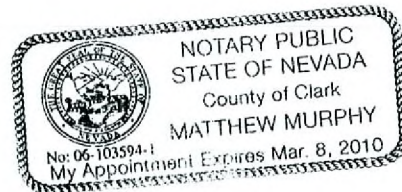
Signature of Property Owner: *Barbara L. Farmanali*

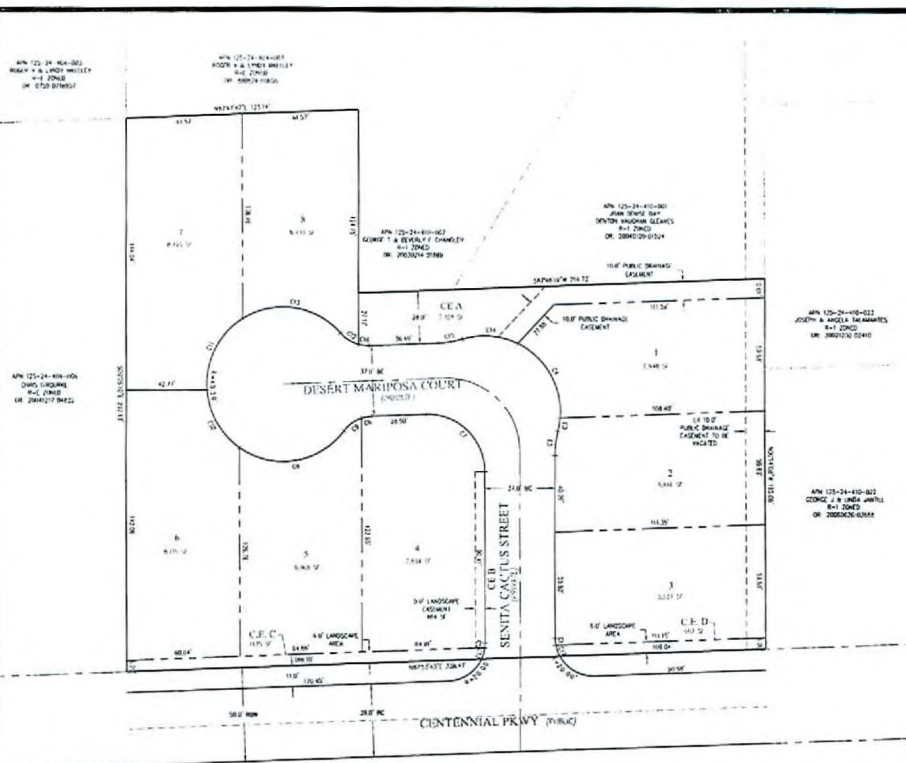
Print Name: Barbara Farmanali

Subscribed and sworn before me

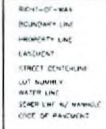
This 25 day of September 2006

*Matthew Murphy*  
Notary Public in and for said County and State





**LEGEND**



**KEY MAP**



**DEVELOPMENT STANDARDS**

PER TITLE 20 (ZONING) REGULATIONS FOR RHO-2 ZONING:  
 DENSITY ALLOWED = 4 UNITS/ACROSS ACRE  
 MAX LOT AREA = 4,000 SQ FT  
 MAX LOT COVERAGE = 30%  
 MAX HEIGHT = 35 FEET

**UTILITY LOCATIONS**

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING 24" PUBLIC MAIN IN BRADLEY RIGHT-OF-WAY EAST OF THE PROJECT SITE - LAS VEGAS VALLEY WATER DISTRICT IS THE PROVIDER  
 SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER THROUGH IN EASTERN RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE, CITY OF LAS VEGAS IS THE PROVIDER

**SEWER CONTRIBUTION**

R LOTS + 250 GPD/LOT = 2,000 GPD (AVERAGE)  
 R LOTS + 250 GPD/LOT + 3.5 FACTOR = 7,000 GPD (PEAK)

**SITE INFORMATION**

APPLICATOR'S PARCEL NUMBER: 125-24-404-007  
 PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 EXISTING ZONING: R-1 (RESIDENTIAL SINGLE-DWELLING)  
 PROPOSED ZONING: RHO-2 (RESIDENTIAL PLANNED DEVELOPMENT)  
 TOTAL PROPOSED LOTS: 8 LOTS  
 GROSS ACREAGE: 2.182  
 NET ACREAGE: 1.978  
 DENSITY (BASED ON GROSS ACREAGE): 3.67 LOTS/ACRE  
 PARKING PROVIDED: 8 SPACES IN 2 CAR DRIVeways, AND ON-STREET PARKING  
 USABLE OPEN SPACE REQUIRED (TITLE 19, SECTION 19.06.040 C): 0.51  
 LANDSCAPED AREA: 2,029 SF  
 LANDSCAPED AREA: 2,029 SF  
 ANCHORED LOT SIZE: 7,284 SF  
 UNANCHORED LOT SIZE: 6,816 SF  
 LARGEST LOT SIZE: 6,424 SF

**LEGAL DESCRIPTION**

LOT 212 AS SHOWN ON SURVEY FILE NO. PAGE 70, 71 AND 72 WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, T. 19 S., R. 86 E., W. 04 N. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

**BASIS OF BEARINGS**

SOUTH 87-33-42 WEST BEING THE CENTERLINE OF CENTENNIAL PARKWAY FROM LEON AVENUE TO BRADLEY ROAD AS SHOWN IN FILE NO. PAGE 70, 71, SURVEY.

**BENCHMARK**

ENHANCEVILLE - CITY OF LAS VEGAS BULLET AND ROUND PLATE IN CONCRETE ON BALDWIN ROAD, NORTHWEST CORNER OF DEER SPRINGS WAY AND JONES BLVD.  
 ELEVATION = 767.741M/2517.807FOOT (AS DATUM)

**DEVELOPER**

APR 125-24-404-007  
 NATIONAL HOMES CORPORATION  
 4425 W. SANDY BLVD. AND  
 LAS VEGAS, NV 89133-7292

**OWNER**

APR 125-24-404-007  
 NATIONAL HOMES CORPORATION  
 4425 W. SANDY BLVD. AND  
 LAS VEGAS, NV 89133-7292

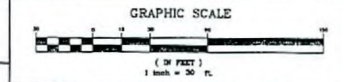
**CURVE DATA**

STATIONING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA ANGLE	PIECEWISE CURVATURE
0+00 TO 0+10	S 87.3342 W	100.0000	100.0000	90.0000	0.0000
0+10 TO 0+20	S 87.3342 W	100.0000	100.0000	90.0000	0.0000
0+20 TO 0+30	S 87.3342 W	100.0000	100.0000	90.0000	0.0000
0+30 TO 0+40	S 87.3342 W	100.0000	100.0000	90.0000	0.0000
0+40 TO 0+50	S 87.3342 W	100.0000	100.0000	90.0000	0.0000
0+50 TO 0+60	S 87.3342 W	100.0000	100.0000	90.0000	0.0000
0+60 TO 0+70	S 87.3342 W	100.0000	100.0000	90.0000	0.0000
0+70 TO 0+80	S 87.3342 W	100.0000	100.0000	90.0000	0.0000
0+80 TO 0+90	S 87.3342 W	100.0000	100.0000	90.0000	0.0000
0+90 TO 1+00	S 87.3342 W	100.0000	100.0000	90.0000	0.0000

**VICINITY MAP**



**SCALE**



**UTILITY COMPANIES**

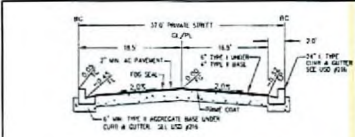
NEVADA POWER COMPANY  
 6720 W. SARAH AVENUE, 89133-2555  
 EDWARDS TELEPHONE COMPANY  
 330 S. VALLEY BLVD. SUITE 244-7400  
 STE. COMMUNICATIONS  
 121 S. WASHINGTON AVENUE, 898-2100  
 SOUTHWEST GAS CORP.  
 4300 W. TROSCENE AVENUE, 303-2911  
 NEVADA SANDS (SOLID WASTE DISPOSAL)  
 770 E. SARAH AVENUE, 732-3151  
 CITY OF LAS VEGAS (SEWERS)  
 701 S. 4TH STREET, 225-2122  
 LAS VEGAS VALLEY WATER DISTRICT (WATERS)  
 1008 SOUTH VALLEY VIEW BLVD. 793-2091

**SETBACKS**

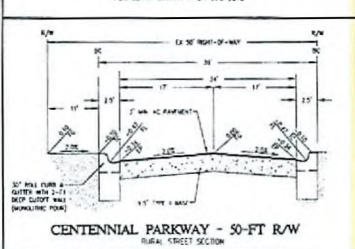
FRONT YARD - 10 FEET TO FRONT OF GARAGE MEASUREMENT FROM RC  
 INTERIOR SIDE YARD - 3.5 FEET  
 STREET CORNER SIDE YARD - 3.5 FEET  
 REAR YARD - 10 FEET

**GENERAL NOTES**

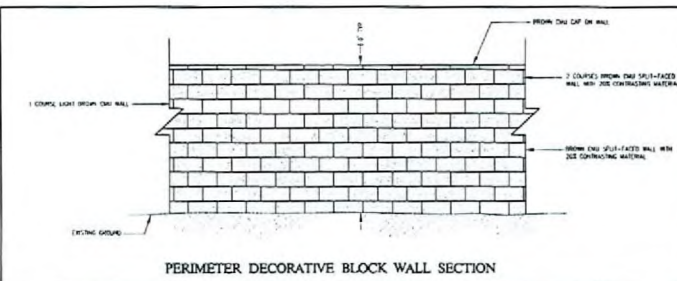
- ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF LAS VEGAS STANDARDS AND SPECIFICATIONS.
- UTILITY EASEMENTS TO BE INDICATED TO RESPECTIVE AGENCIES.
- THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
- IF ANY PANEL 3000000000 IS DATED SEPTEMBER 22, 2002, ENTIRE AREA WITHIN PANEL 3000000000 IS TO BE MAINTAINED.
- NO PROTECTIVE CONDUITS OR OTHER RESTRICTIONS ARE ALLOWED.
- THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
- GROUND WATER IS LOCATED AT A DEPTH GREATER THAN 300 FEET.
- PERIMETER AND INTERIOR LANDSCAPE AREAS TO BE MAINTAINED BY THE HOMEOWNER/ASSOCIATION.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SITE.
- LANDSCAPING TO BE PROVIDED PER CITY OF LAS VEGAS REQUIREMENTS.
- NO AREA SHALL BE RESERVED OR DEDICATED FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
- THERE ARE NO EXISTING OR PROPOSED STORM DRAINS WITHIN THIS PROPERTY.
- A MANHOLE TO ALLOW A BLIND ZONE DURING 0.75 HRS. ABOVE 5.0 ACRES IS THE MINIMUM REQUIRED HAS BEEN APPLIED FOR (1948-02.02).
- THERE IS AN EXISTING 10" WIDE DRAINAGE CASSEMENT WITH THIS SITE PROPOSED TO BE REPAIRED.



TYPICAL 37-FT WIDE PRIVATE DRIVE PER CLARK COUNTY AREA USD #210



CENTENNIAL PARKWAY - 50-FT R/W RURAL STREET SECTION



PERIMETER DECORATIVE BLOCK WALL SECTION

REVISIONS

NATIONAL HOMES CORPORATION  
 4425 W. SANDY BLVD. SUITE 244-7400  
 LAS VEGAS, NEVADA 89133-7292  
 100-901-3312 FAX 100-901-3307

TANSEY ENGINEERING  
 4445 S. JENSEN BLVD. #1  
 LAS VEGAS, NV 89149  
 702-734-1000 FAX 702-734-5339

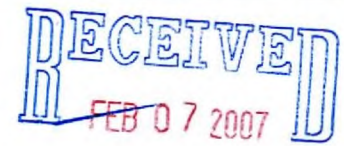
CENTENNIAL AND LEON A RESIDENTIAL SUBDIVISION

SITE PLAN

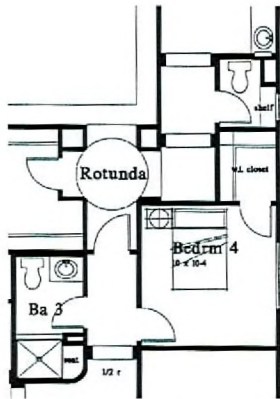
DATE: 10/7/06  
 SCALE: 1"=30'  
 JOB NO: NTN-06-002  
 DESIGNED BY: RMM  
 DRAWN BY: RMM  
 SHEET NAME: S1  
 SHEET: 1 OF 1

Call Two Working Days Before You Dig  
 Dig Safely Dig Safely  
 1-800-227-2600

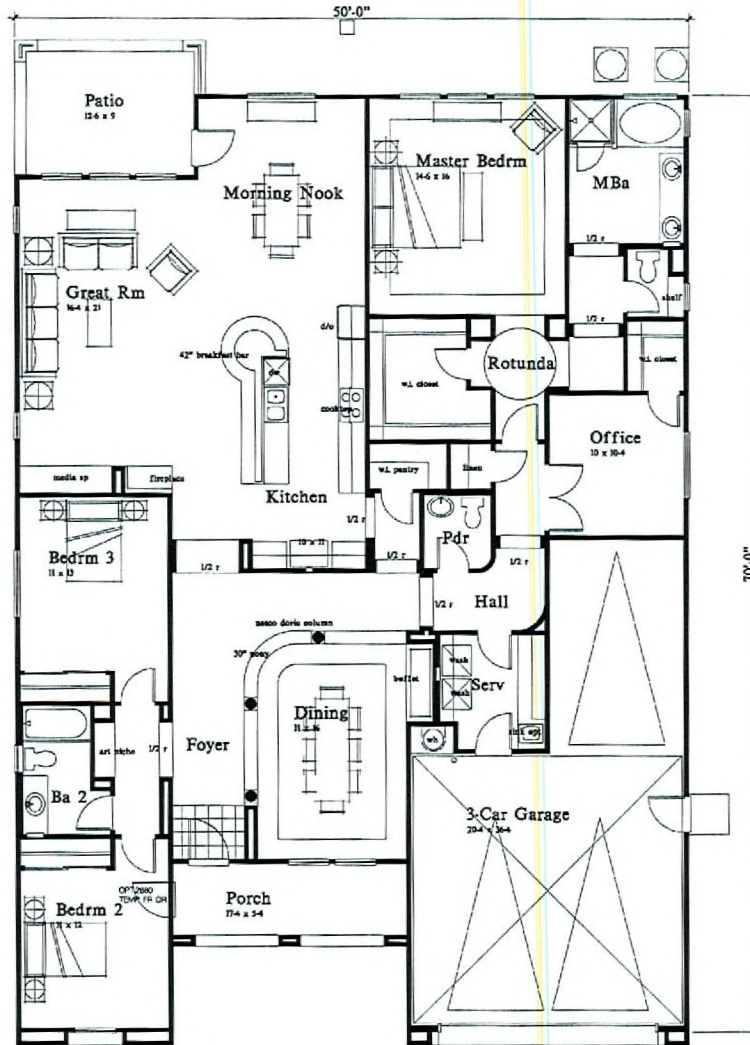
ZON-18196 SDR-17727  
 REVISED 02/08/07 PC



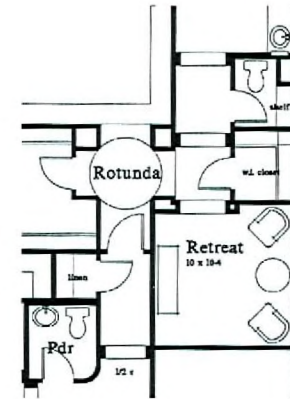




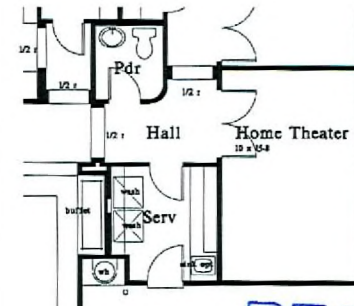
Bedroom 4 / Bath 3 Option



First Floor Plan 1  
First Floor: 2,611sqft Total: 2,611 sqft



Retreat Option



Home Theater Option  
-108 sqft

**RECEIVED**  
FEB 0 / 2007

National Homes Corp. Conceptual Floor Plan 1 - 2,611 sqft  
Las Vegas, Nevada

2,779 sqft  
ZON-18196  
REVISED

SDR-17727  
02/08/07 PC  
02/05/07



Plan  
2611 A

Plan  
2611 B

CONCEPTUAL STREET SCENE

# Centennial / Leon

Las Vegas, Nevada

ZON-18196 SDR-17727  
REVISED 02/08/07 PC

RECEIVED  
FEB 07 2007



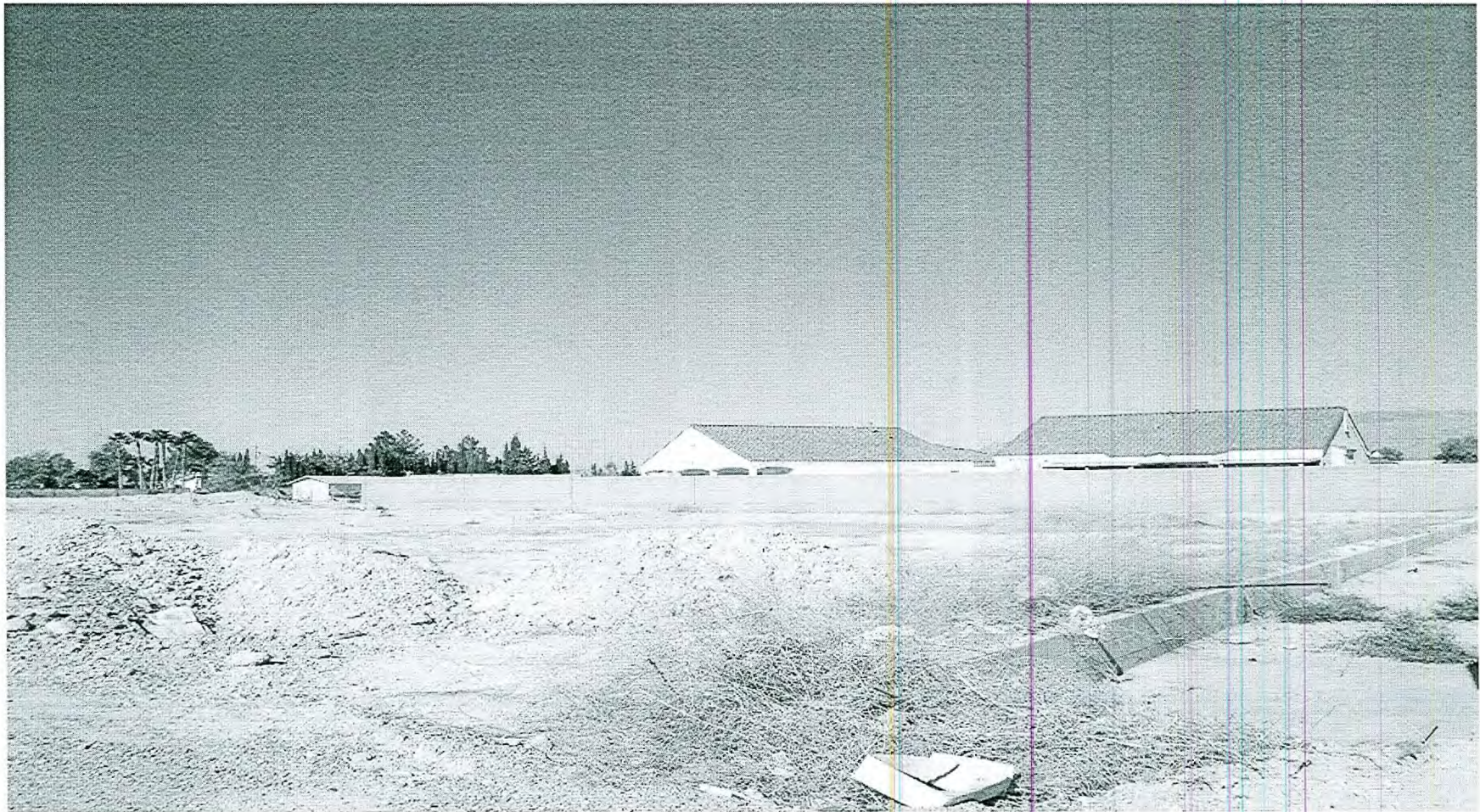
ZON-18196 AND SDR-17727 - APPLICANT/OWNER: BARBARA L. FARMANALI  
NORTH SIDE OF THE CENTENNIAL PARKWAY ALIGNMENT APPROXIMATELY 360 FEET EAST OF LEON  
AVENUE  
FEBRUARY 8, 2007 PLANNING COMMISSION

12/08/06



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